

2019041005 00237

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$783.00

PRESENTED & RECORDED
10/11/2019 03:59:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3487
PG: 1146 - 1147

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 783.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5866-72-3917.000

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

CLINT CALAWAY, a licensed North Carolina attorney, Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement closing proceeds.

THIS DEED made this 27th day of September 2019 by and between

GRANTOR

DAVID L. SMULL, unmarried
2875 TUSCARORA CT.
WEST MELBOURNE, FL 32904

GRANTEE

RODNEY H. EVANS and wife, BRANDI M. EVANS
814 DORSE RD
LEWISVILLE, NC 27023

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows: **BEING KNOWN AND DESIGNATED AS LOT NOS. 25-D AND 25-E, AS SHOWN ON THE MAP FOR CARL A. BROWNELL, III, AS RECORDED IN PLAT BOOK 63, PAGE 197, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**

submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3363, Page 3084, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 63, Page 197, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

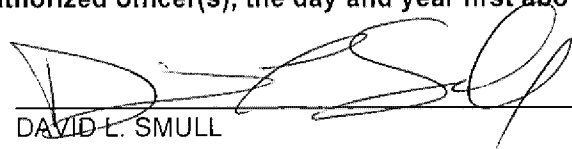
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Subject to easements, rights-of-way, restrictions of record, if any, and ad valorem taxes for 2019 prorated at closing

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

 (SEAL)
DAVID L. SMULL

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

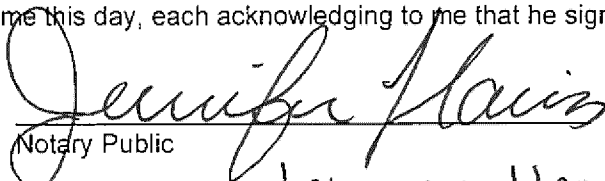
(SEAL)

STATE OF NC

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: DAVID L. SMULL

My Commission Expires: 7-14-23


Notary Public
Print Notary Name: Jennifer Harris

